

EAST DONYLAND HALL

Magazine 



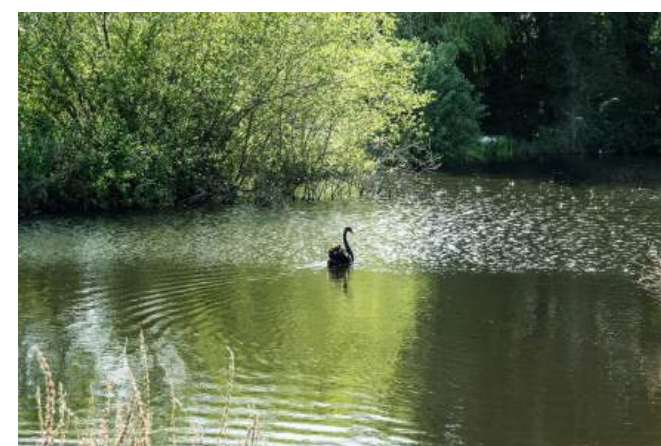
THE
COUNTRY
HOUSE
DEPT.





EAST DONYLAND *Hall*

Fingringhoe Road, Rowhedge, Colchester, CO5 7JE



Approached by a long lime avenue, East Donyland Hall sits at the heart of a remarkable private estate, surrounded by gardens, woodland, meadow and water.

Hidden from the outside world and encircled by its moat, East Donyland Hall enjoys an extraordinary sense of peace and seclusion. Arriving here feels like stepping into another world. The red brick façade rises from a landscape shaped over generations, where gardens give way to pasture, meadows and woodland before reaching the wildlife-rich banks of the Roman River.

This is a house that has been lived in and loved. Summers revolve around the swimming pool and tennis court, vegetables are gathered from the walled kitchen garden, and children are free to roam, fish, ride and explore. There are quiet corners everywhere, whether beneath the shade of an ancient cedar tree in the parkland, beside the moat, within the woodland, or overlooking the far-reaching views across the surrounding countryside.



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Inside, elegant sash windows flood the principal rooms with natural light, framing ever-changing views across the estate. Beyond the gardens, the broad moat reflects the shifting light and seasons, its waters attracting an abundance of wildlife that has become part of the rhythm of daily life at East Donyland Hall. For a house of such stature, East Donyland Hall feels remarkably balanced, retaining all the elegance of an important country house while remaining unmistakably a home.

Beyond the house, a wonderful collection of traditional outbuildings, stables, workshops and stores provides tremendous flexibility, while three detached cottages within the grounds offer valuable ancillary accommodation. Together with its enchanting setting and exceptional grounds, East Donyland Hall offers a compelling blend of beauty, seclusion and opportunity.









THE FINER *Details*

Bedrooms
7

Reception Rooms
4

Bath/Shower Rooms
5

3 Separate Cottages

**Woodlands, Meadow &
Paddocks**

Outbuildings & Stables

Pool &Tennis Court

Acreage
81

What3Words
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Co-Ordinates
51°51'04"N , 000°56'21"E

Services
Bore hole water supply and
mains water
Oil fired central heating
Private Drainage
Mains electricity

Cottages
Mains water
Mains electricity
Private Drainage
(Semaphore Cottage has night
storage heaters)

EPC
East Donyland Hall, Band F
Lawn Cottage, Band E
Semaphore Cottage, Band E
The Lodge, Band F

Council Tax
East Donyland Hall, Band H
The Lodge, Band D
Semaphore Cottage, Band E
Lawn Cottage, Band H

Local Authority
Colchester City Council

Agent's Note

Rights of Way: There is a public footpath along the riverbank, and between adjacent fields.











ABOUT THIS *Area*



East Donyland Hall enjoys a wonderfully secluded setting, yet remains exceptionally well connected. The nearby villages of Fingringhoe and Rowhedge offer a strong sense of community, with riverside walks, sailing clubs, local shops, village pubs and easy access to the water. Paddleboarding and canoeing on the River Colne are popular pastimes, while the nearby estuary provides an ever-changing backdrop to daily life.

The area is particularly well regarded for its schooling, with a wide choice of highly respected independent and state schools including Holmwood House, Colchester Grammer Schools, New Hall, Felsted and the Royal Hospital School.

Beyond the immediate surroundings, residents enjoy easy access to the Essex and Suffolk countryside, the charming villages of the Dedham Vale, and the extensive beaches and sailing waters of the East Coast. The historic city of Colchester provides excellent shopping, restaurants and everyday amenities.

For commuters, mainline rail services from Colchester, Manningtree and Marks Tey provide regular connections to London Liverpool Street, while the A12 offers convenient access to Chelmsford, the M25 and beyond.

Combining beautiful countryside, coastal living, excellent schools and strong transport links, this is a location that offers an enviable balance between rural living and modern convenience.





















Lawn Cottage



Semaphore Cottage



The Lodge



POINTS OF *Interest*



Towns and Cities

Colchester, 4.8 miles
Manningtree, 12 miles
Mersea Island, 6.4 miles
Rowhedge, 1.2 miles
London, 71 miles

Pubs & Restaurants

Stark, (Michelin Star) East Mersea
The Company Shed, West Mersea
The Three Horse Shoes, Fordham
Anchor, Rowhedge
The Whalebone, Fingringhoe

Train Stations

Colchester Station, 5 miles
Marks Tey Station, 9.5 miles
Manningtree Station, 11 miles

Airports

Stansted Airport, 35 miles
London City Airport, 66 miles
London Heathrow, 98 miles



FLOORPLANS

East Donyland Hall



Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) Produced by The Country House Department Limited

Approximate Gross Internal Area - 607.1 sq m / 6,535 sq ft (excludes restricted head height)

FLOORPLANS

Outbuildings

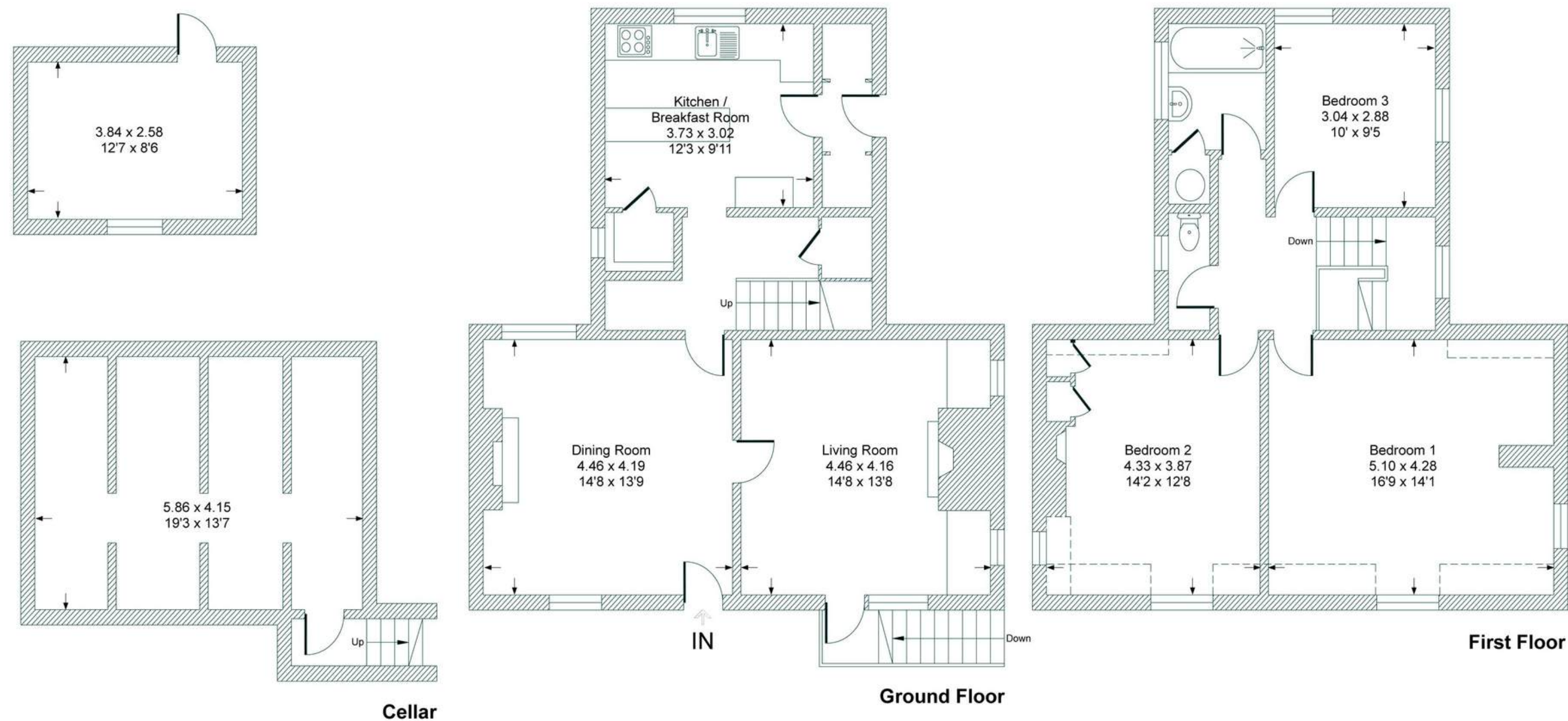


Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) Produced by The Country House Department Limited

Approximate Gross Internal Area - 955.3 sq m / 10,283 sq ft (excludes restricted head height)

FLOORPLANS

Lawn Cottage

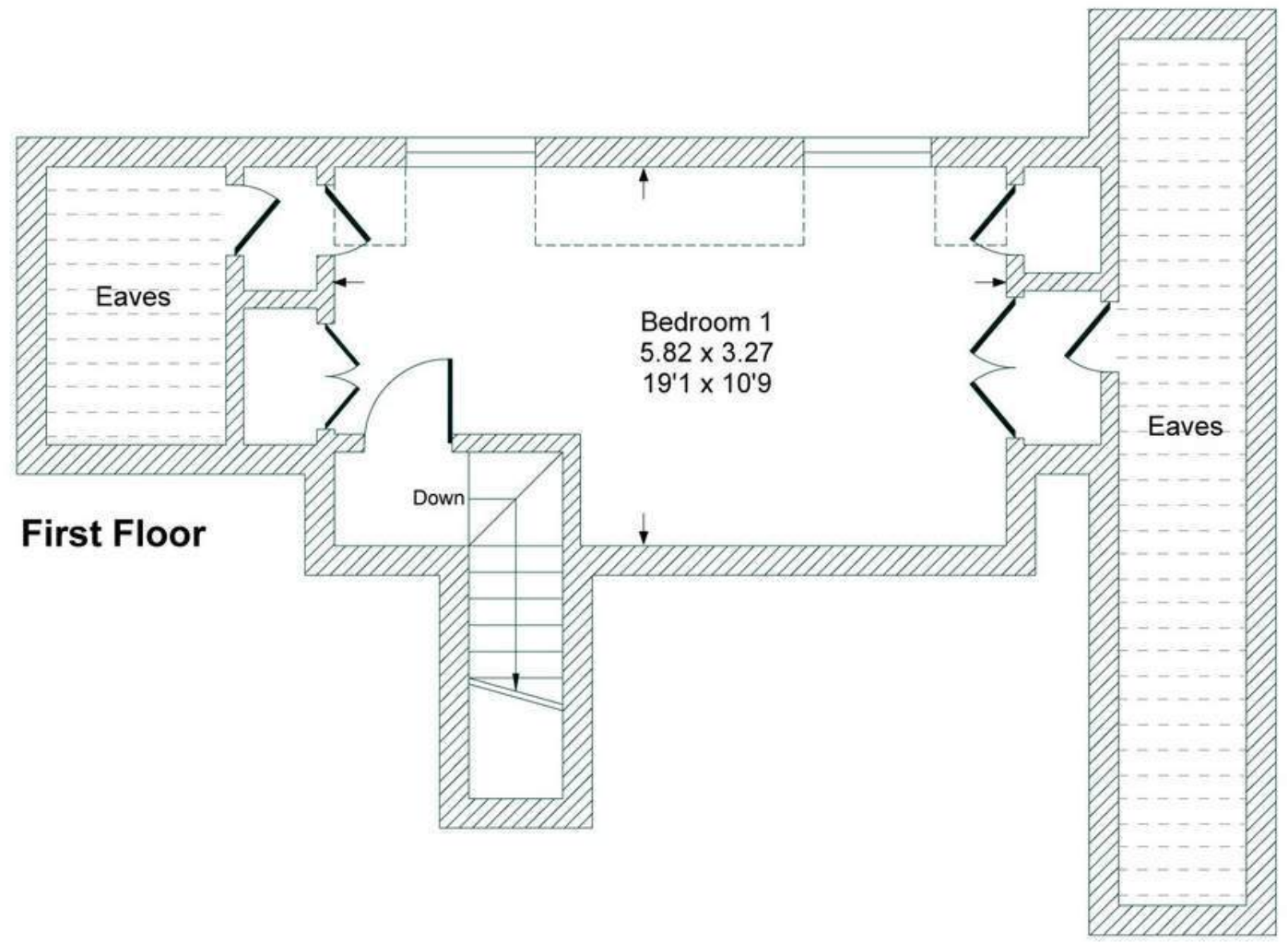
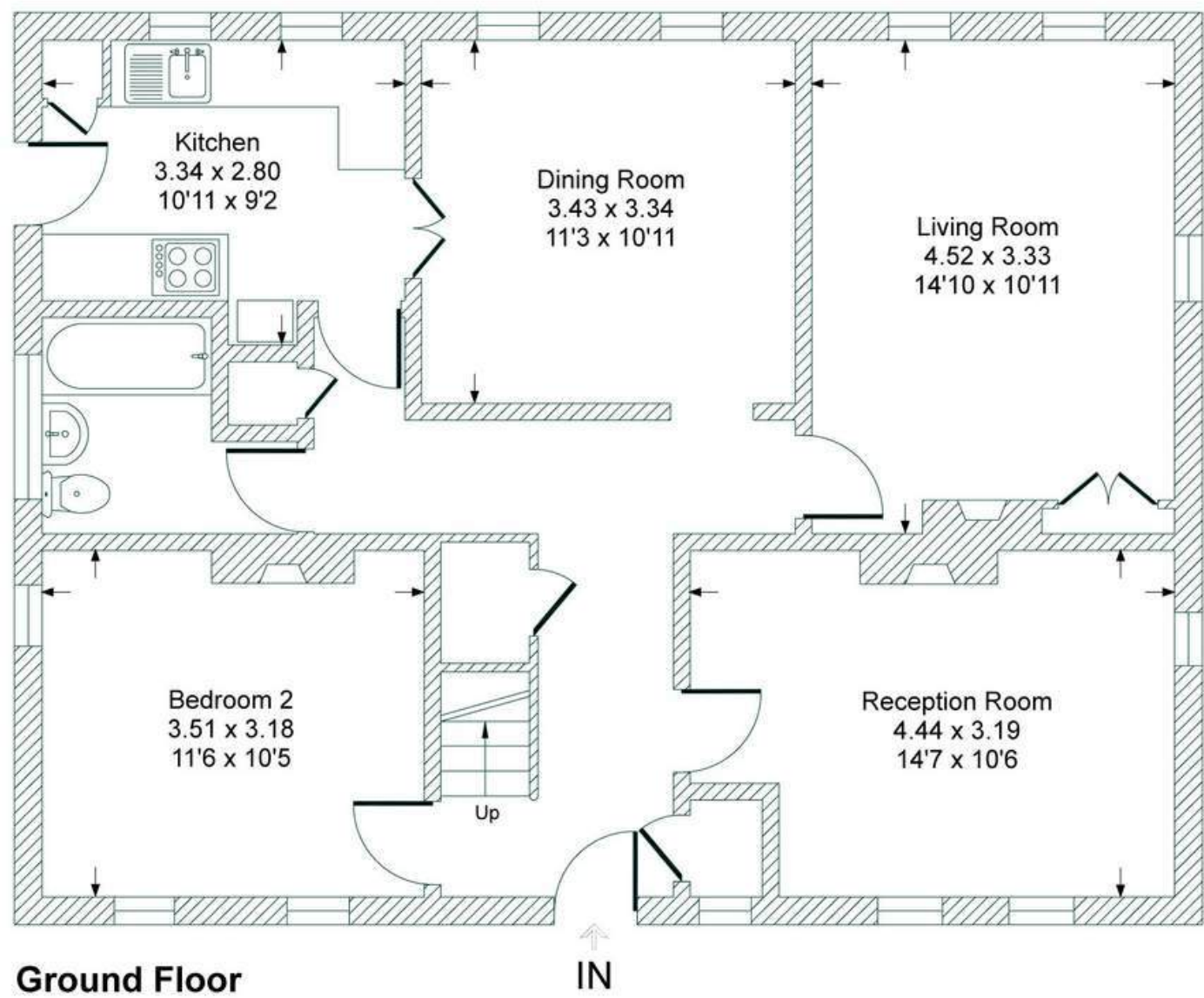
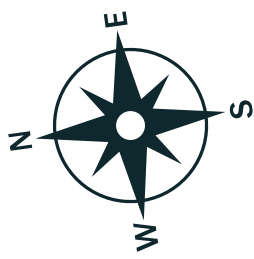


Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) Produced by The Country House Department Limited

Approximate Gross Internal Area - 153.4 sq m / 1,652 sq ft | Approximate Outbuildings Internal Area - 10 sq m / 108 sq ft | Approximate Total Internal Area - 163.4 sq m / 1,760 sq ft (excludes restricted head height)

FLOORPLANS

The Lodge

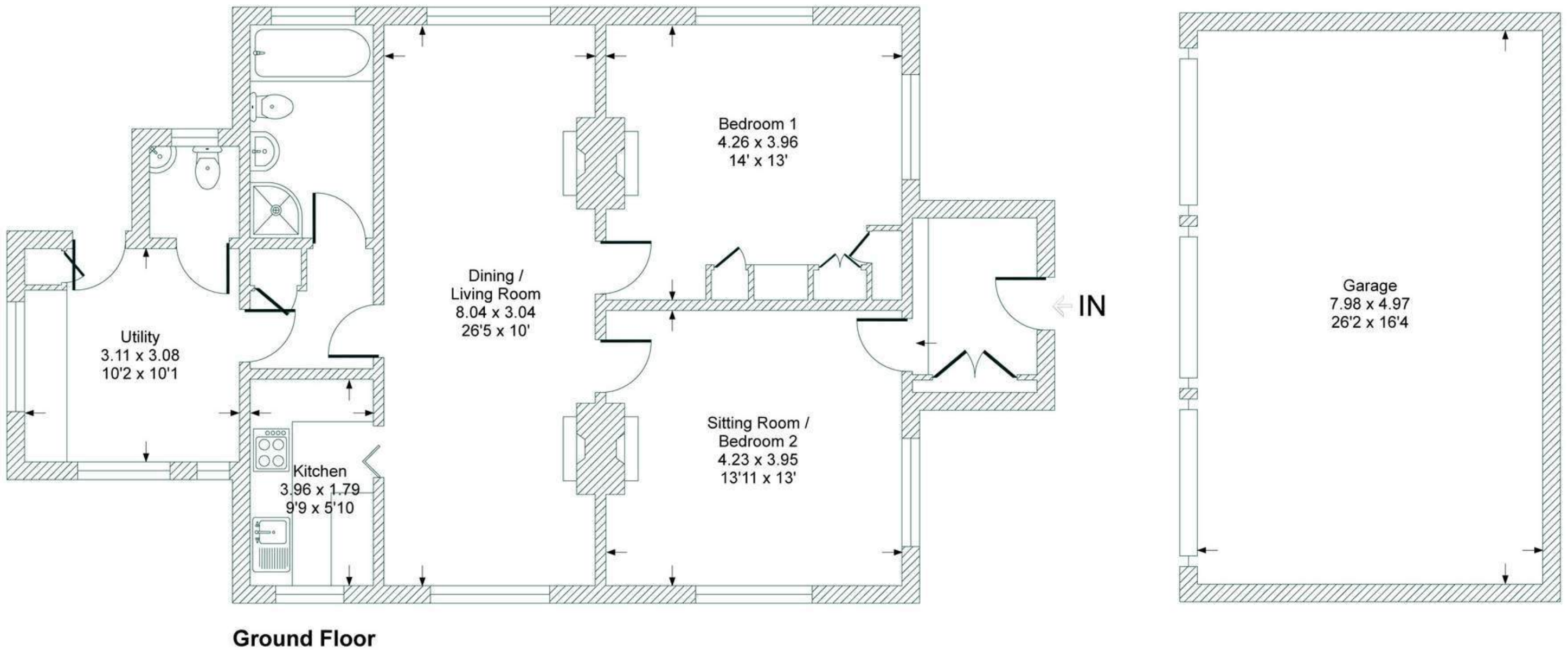
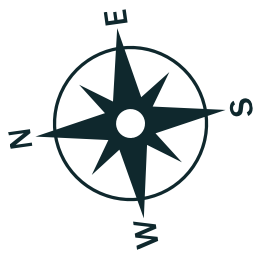


Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential) Produced by The Country House Department Limited

Approximate Gross Internal Area - 120.1 sq m / 1,293 sq ft (excludes restricted head height)

FLOORPLANS

Semaphore Cottage



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Approximate Gross Internal Area - 92.7 sq m / 998 sq ft | Approximate Garage Internal Area - 39.6 sq m / 426 sq ft | Approximate Total Internal Area - 132.3 sq m / 1,424 sq ft

AREA GUIDE

Essex 🏡

Essex is a county of contrasts, where vibrant towns and tranquil countryside meet. To the south, the coastline stretches with estuaries, beaches, and sailing hubs, while inland villages like Finchingfield and Thated showcase quintessential rural England. Colchester, Britain's oldest recorded town, is alive with Roman history, while Chelmsford brings modern energy and excellent shopping. The county has a thriving food and drink culture, from waterside seafood shacks to elegant restaurants. Nature reserves along the coast attract birdwatchers and walkers, while Dedham Vale, immortalised by Constable, offers some of the country's most idyllic landscapes. With fast rail links into London, Essex provides both commuter convenience and a surprisingly rich tapestry of countryside, history, and coastline.

Walk - Danbury Common

Featuring 45 acres of grade II listed park and gardens with lakes, ancient woodland, wildflower meadow and historic features. Ideal for walking, families and picnics with friends. Danbury ridge, the highest point in Essex.

Event - The Essex Show

The Essex Show celebrates local rural life, showcasing the best of agriculture, equestrian events, local food, and country pursuits, from livestock displays to showjumping and artisan stalls.

Day Out - RHS Hyde Hall

A family-friendly garden, situated in the heart of rural Essex, with stunning panoramic views of the surrounding countryside, Hyde Hall is one of the finest gardens in the East of England. Encompassing a diverse mix of garden styles from traditional to modern,



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